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COMMUNITY DEVELOPMENT DEPARTMENT**PLANNING COMMISSION AGENDA**

Tuesday, July 19, 2005
 San Bruno Senior Center
 1555 Crystal Springs Road
 7:00 p.m.

Roll Call**Pledge of Allegiance**

1.	Approval of Minutes	June 21, 2005	
2.	Communications		
3.	Public Comment		Actions ↓
4.	1178 El Camino Real (Avis Rent-A-Car) (UP-05-23) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> P-D (Planned Development)	Request for a conditional use permit to allow installation operation of an Avis Car Rental facility inside the existing Sears Auto Center at 1178 El Camino Real per Chapters 12.96.190 and 12.112 of the San Bruno Zoning Ordinance – Mike Albertolle, Cendant Car Rental Group/Avis (Applicant), Gregg Wold, Sears Auto Center (Property owner). UP-05-23	
5.	2550 Catalpa Way (UP-05-24) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> R-1 (Single Family Residential)	Request for a Conditional Use Permit to allow construction of a new home, which proposes to exceed the .55 Floor Area Ratio Guideline, the .44 lot coverage guideline, and proposes more than 2,800 square feet of floor area while only a two car carport per Section 12.200.030.B.2, 12.200.030.B.3, & 12.200.080.A3 San Bruno Zoning Ordinance. The applicant is also requesting the Use Permit to allow a large senior care facility (up to twelve beds) in a	

		residential zone per Chapter 12.96 of the San Bruno Zoning Ordinance. – A. Gordon Atkinson (Applicant/Architect); Ruby O'Brien (Owner) UP-05-24	
6.	141 Santa Lucia Avenue (UP-05-34) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> R-2 (Low Density Residential)	Request for a Conditional Use Permit to allow the construction of a first floor addition which proposes to increase the gross floor area by more than 50%, exceed the floor area ratio guideline of .55, and exceed the lot coverage guideline of .55, per Sections 12.200.030.B.1, B.2, and B.3, of the San Bruno Zoning Ordinance – Gary Mapa (Owner/Applicant), Joe Pela (Architect) UP-05-34	
7.	565 3rd Avenue (UP-05-35) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> R-1 (Single Family Residential)	Request for a Conditional Use Permit to allow the construction of a first and second story addition which proposes to increase the gross floor area by more than 50%, and exceed the floor area ratio guideline of .55, per Sections 12.200.030.B.1 and B.2 of the San Bruno Zoning Ordinance – Antonio and Mirna Maramonte (Owners/Applicant) UP-05-35	
8.	Skycrest Center (100 Skycrest Center) (PD-04-01) (GPA-04-01) <u>Environmental Determination:</u> This proposal includes an Initial Study and Draft Negative Declaration of Environmental Impact <u>Zoning:</u> C (Commercial)	Request for a General Plan Amendment to change the land use designation from Neighborhood Commercial to Medium Density Residential; a Zoning Code Amendment to change the zoning from Neighborhood Commercial District (C-N) to Planned Development District (P-D); Certification of a Negative Declaration of Environmental Impact, and; a Development Agreement, allowing the development of 27 single-family homes on the southeastern 2.59-acre portion of the Skycrest Center (Assessor's Parcel No.: 019-281-010); per Chapter 12 of the San Bruno Municipal Code and City Council Resolution No. 1986-77. Kenmark Real Estate Group	

		(Applicant/Developer); Willow Green Associates (Owner/Co-Applicant). GPA-04-01, PD-04-01, DA-05-01	
9.	City Staff Discussion	Select July 28, 2005 Architectural Review Committee Members	
10.	Planning Commission Discussion		
11.	Adjournment		

Note: If you challenge the above actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.